

**SPECIAL REDEVELOPMENT AGENCY MEETING
DECEMBER 3, 2001**

The meeting called to order as the City Council at 2:14 p.m. by Mayor Murphy.

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 3:12 p.m.

The meeting reconvened as the Special Redevelopment Agency at 3:12 p.m.

Non-Agenda Comment: Non-agenda Public Comment is taken on Regular Tuesday Meetings.

Don Stillwell talked about the Joint Powers Authority as the Redevelopment Agency, City Council, and Housing Authority.

1. Approval of the minutes of:

October 9, 2001
October 16, 2001, special
October 23, 2001
October 29, 2001, special
October 30, 2001, special
November 6, 2001
November 13, 2001, special

Motion by Member Wear to approve
Second by Member Peters
Vote: 9-0

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 3, 2001

Adoption

9. Request to Bid Construction of Certain Improvements - Market Street/Fifth Avenue Intersection.

(RA 2002-65)

Authorizing CCDC to bid and award a contract for the construction of certain public improvement at the Market Street/Fifth Avenue Intersection; making certain findings that the construction of the proposed improvements are of benefit to the Centre City Redevelopment Project Area; that no other reasonable mean of financing are available; and that payments of such funds will assist in the elimination of blight; and that the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health & Safety Code §33490.

See Centre City Development Corporation report dated, October 26, 2001.

Council Companion Item No. 201.

Staff: Robert Saucedo 533-7138

Atty: Deborah Engel

Auditor Certificate Number: AC 2200555

Motion by Member Wear to continued to January 8, 2002.

Second by Member Stevens

Vote: 9-0

3. Agency Budget Amendment for San Diego Regional Revolving Loan Fund.

(RA 2002-68)

1. Amend the Fiscal Year 2002 Redevelopment Agency budget to amend appropriations between Redevelopment Agency Project Funds and respective City Loan Repayment Funds (or to increase the appropriation of) the City Loan Repayment Funds up to \$1.5 million, to the extent funds are available, to allow for loan repayment from the Redevelopment Agency to provide City matching funds for the San Diego Regional Revolving Loan Fund, as follows:

<u>Fund/Dept.</u>	<u>Repay Fund</u>	<u>Project Area</u>	<u>Amount</u>
98300/98304	98307	North Park	up to \$450,000
98504/97153	98501	Linda Vista	up to \$450,000
98570/98570	98574	San Ysidro	up to \$450,000
98070/98074	98077	North Bay	up to \$450,000

SPECIAL REDEVELOPMENT AGENCY MINUTES - DECEMBER 3, 2002

Adoption

Item 3 - (Continued)

2. Increase the appropriations of the Market Street Industrial Park City Debt Payment Fund (98601) as necessary, to up to \$279,000.00, to allow for the final payment of all outstanding indebtedness to the City.

See City Manager's report no. 01-263, dated, November 28, 2001.

Council Companion Item No. 202

Staff: Todd Hooks 533-5433

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2200567

Motion by Member Wear to return to Executive Director

Second by Member Stevens

Vote: 9-0

2. **Approval of Legal Services with Kane, Ballmer & Berkman, Special Counsel for the Redevelopment Agency.**

(RA 2002-66)

3. Authorizing the Executive Director to negotiate and execute a three-year agreement with Kane, Ballmer & Berkman, Special Counsel for the provision of legal services to the Redevelopment Agency of the City of San Diego.
4. Authorizing the expenditure of funds in an amount not to exceed \$1.5 million, on an as-needed basis for legal services, with \$525,000 committed for the first year, and funds for the second and third year contingent on the City Auditor first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

See Redevelopment Agency Report no. RA-01-18, dated November 28, 2001.

Auditor Certificate Number: AC 2200563

No one spoke in opposition to this item.

Motion by Member Peters to approve

Second by Member Wear

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03413 and D-03413.

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Adoption

4. Budget Amendment for the Columbia Sub Area.

(RA 2002-70)

Amending the Annual Program Budget previously adopted for Fiscal Year 2001-2002, and authorizing an increase in the Columbia Sub Area Budget.

See Centre City Development Corporation report dated, November 5, 2001.

Auditor Certificate Number: AC 2200605

No one spoke in opposition to this item.

Motion by Member Peters to approve

Second by Member Wear

Vote: 9-0

Redevelopment Agency Resolution number R-03414.

5. Agreement for Civil Engineering Consultant Services with Project Design Consultants.

(RA 2002-57)

Approving an Agreement with Project Design Consultants for Civil Engineering Services for an amount not to exceed \$112,800.

See Centre City Development Corporation report dated, October 18, 2001.

Auditor Certificate Number: AC 2200490

No one spoke in opposition to this item.

Motion by Member Peters to approve

Second by Member Wear

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03415 and D-03415.

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Adoption

6. **Proposed Second Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. And Bright Properties, West, Inc.**

(RA 2002-56)

Approving the Second Amendment to the Exclusive Negotiation Agreement with Lennar Communities, Inc. and Bright Properties West, Inc.

See Centre City Development Corporation report dated, October 22, 2001.

No one spoke in opposition to this item.

Motion by Member Peters to approve
Second by Member Wear
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03416 and D-03416.

8. **Ninth Amendment to Agreement with Environmental Business Solutions.**

(RA 2002-55)

Approving the Ninth Amendment to Agreement with Environmental Business Solutions for Environmental (Toxic) Consulting Services to add \$655,000 to the compensation; maximum compensation will not exceed \$2,635,614.

See Centre City Development Corporation report dated, October 12, 2001.

Auditor Certificate Number: AC 2200524

No one spoke in opposition to this item.

Motion by Member Peters to approve
Second by Member Wear
Vote: 9-0

Redevelopment Agency Resolution number R-03417.

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Adoption

7. **Second Implementation Agreement to Amendment & Restated Disposition and Development Agreement - Chelsea Investment Corporation.**

(RA 2002-69)

Approving the Second Implementation Agreement to the Amendment and Restated Disposition and Development Agreement with Chelsea Investment Corporation for the Market Square Manor to facilitate the transfer of the property through a non-profit entity.

See Centre City Development Corporation report dated, November 9, 2001.

Eli Sanchez, project manager, Centre City Development Corporation, presented staff report.

Public testimony in favor by Paul Downey.

Motion by Member Peters to approve

Second by Member Wear

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03418 and D-03418.

Adjournment

The meeting adjourned as the Special Redevelopment Agency at 3:20 a.m.

Secretary of The Redevelopment Agency
of The City of San Diego, California